PECIAL HEARING), 120	
ORE COUNTY:		
ereto and made a part nereot, vereoy nore County Zoning Regulations, to d	leterinine whe-	
ce garage	*****	ļ.
		्र ः
•		्र 2 5
as prescribed by Zoning Regulations	3.	to Tableton waste
e to be bound by the zoning regulation	ons and restric-	
under the penalties of per are the legal owner(s) o	jury, that I/we f the property	mana da sa
	MAP: 4/12	: ::
Legal Owner(s):	125	0
William Lukens	LECTION /S	<u>}</u>
	016/1/37	15
	160	.: •
Signature	HAVE OF THE	3
(Type or Print Name)		19
(Type of Time Funcy)	BY:	·
Signature		
· · · · · · · · · · · · · · · · · · ·	V	\$
Address	Phone No.	
City and State		
Name, address and phone number of tract purchaser or representative to	legal owner, con-	
Mr. William Lukens		*
Name		
Baltimore, Maryland 21	.237	
Address	Phone No.	
	271	<u>(</u>
of Baltimore County, this	day	
the subject matter of this petition t	e advertised, as	
nty, in two newspapers of general circ	ulation through-	
, and that the public hearing be had b	efore the Zoning	
106, County Office Building in To	wson, Baltimore	***
February 1981 a	10:30 o'clock	St.
,,,,,,,,		1 1
	operty situate in Baltimore County ereto and made a part hereof, ereby nore County Zoning Regulations, to oputy Zoning Commissioner should a ce garage as prescribed by Zoning Regulations Special Hearing advertising, posting to be bound by the zoning regulation to be bound by the zoning regulation are the legal owner(s) owhich is the subject of this Legal Owner(s): William Lukens (Type or Print Name) Signature (Type or Print Name) Signature Address City and State Name, address and phone number of tract purchaser or representative to Mr. William Lukens 7305 Pulaski Highway Name Baltimore, Maryland 21 Address of Baltimore County, this the subject matter of this petition to the subject matter of this petition to the subject matter of this petition the subject matter of this petition the try, in two newspapers of general circ and that the public hearing be had be 106, County Office Building in To	coperty situate in Baltimore County and which is ereto and made a part hereof, ereby petition for a nare County Zoning Regulations, to determine when puty Zoning Commissioner should approve

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER

::::::

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County

John W. Hessian, III

Rm. 223, Court House

I HEREBY CERTIFY that on this 30th day of January, 1981, a copy of the foregoing

Order was mailed to Robert J. Romadka, Esquire and John Gontrum, Esquire, 809 Eastern

Towson, Maryland 21204

People's Counsel for Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Boulevard, Baltimore, Maryland 21221, Attorneys for Petitioner.

OF BALTIMORE COUNTY

Case No. 81-157-SPH

SW corner of Pulaski Hwy. and

WILLIAM LUKENS, Petitioner

65th St., 15th District

Mr. Commissioner:

Peter Max Zimmerman

Deputy People's Counsel

a 5

7. Section 101 of the Baltimore County Zoning Regulations dedevoted to such use would then be limited. While performance of minor repairs to fines a service garage (Garage, Service) as: one's own business vehicles has been determined to constitute an accessory use and "A garage, other than a residential garage, where motor-driven vehicles are stored, equipped for not a service garage as a principal use, the fact that service garage work was peroperation, repaired, or kept for remuneration, hire or sale." formed within an area of the improvement previously so desirated would constitute 8. There were no protestants appearing in opposition to the pesufficient evidence to satisfy the "continuous use" requirement of Section 104 (Nonconforming Uses) of the zoning regulations. Nonconformance becomes an issue beand, therefore, the finding of a nonconforming use being conducted on the subject cause a service garage has not been a permitted use in an M.L. Zone since 1970. property will not adversely affect the health, safety, and general welfare of the com-In applying the definition of service garage to the facts set forth above, it becomes zoning regulations becomes relevant. This section stated: obvious that the issue to be addressed is whether or not the repair of motor-driven "A. Use regulations: In the 'F' Light Industrial Zone, buildvehicles owned and used in the normal course of the operation of a business constiings, structures and land may be used, erected, altered or repaired for any use whatsoever, except the followtutes a service garage or, in the alternative, whether such repair is an accessory use to the principal business. In recapping the testimony, the original service garage operation began in the early 1950's and was continued within the improvement until Mrs. Macciucci sold 253—Use Regulations of the M.L. Zone in the 1955 zoning regulations stated: the property to Mr. Sadler 'Maryland Tool Company) in 1968. At that time, Mr. "The following uses only are permitted: Sadler divided the improvement into segments and rented them to various tenants, 253.1—Non-residential uses permitted and as limited in B.R. Zone,..." to wit, Maryland Tool Company, ITT Harper, and Noble Trucking Company. It is Section 236.1 of the Use Regulations of the B.R. Zone allowed: Noble's use of 4,966 square feet that the petitioner is relying upon for a continuation of the service garage operation on the property since it is this square footage that

dobert J. Romadka, Esquire

Baltimore, Maryland 21221

William Inkens

John Gontrum, Esquire

309 Eastern Boulevard

In view of this and the absence of any testimony indicating the exact date the service garage operation began, Section VIII-"F" Light Industrial Zone in the 1945 Since service garage, defined as Garage, Public Service in the 1945 zoning regulations, was not one of the prohibited uses, it would have been a proper use. Section "Uses permitted and as limited in B.M. Zone." in Section 233 included "Garage, service". ming the service garage operation began in 1958, as indicated by Petitioner's Exhibits and has continued from that date to the present, such use was permitted unler the 1955 zoning regulations. If on the other hand it began prior to the 1955 zoning regulations, as evidenced by the testimony, it was a permitted use under the 1945 zonng regulations. The removal of a service garage use from the M.L. zoning regulations in 1970 has created the nonconforming status of the property. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, day of October, 1981, that a nonconforming use as a service garage - 3 -

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

111 W. Chesapeake Avenue

Petitioner's Attorney Robert Romadka/John Gontrus Reviewed by:

Towson, Maryland 21204

County Office Building

Your Petition has been received and accepted for filing this 23rd.

oc: Mr. Frank S. Lee

WILLIAM E. HAMMOND

Zoning Commissioner

277 Keighbors Avenue

Bultimore, Maryland 21237

Chairman, Zoning Plans

Advisory Committee

for 4,966 square feet has existed and has been conducted subsequent to the adoption of the 1955 zoning regulations continuously and without interruption to the present and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restric-

- 1. The nonconforming use shall not be expanded beyond that permitted by Section 104 of the Baltimore County Zoning Regulations (1975 edition).
- 2. Abandonment or discontinuance for a period of one year or more shall terminate the nonconforming use.
- 3. Damage by fire or other casualty of the improvement to the extent of 75% of its replacement cost at the time of such loss shall terminate the nonconforming use.
- 4. Compliance with the comments submitted by the Maryland Department of Transportation, dated January 2,
- 5. Compliance with the State Health Department, Division of Air Pollution Control, if the use requires a paint spraying process, underground gasoline storage tanks of 5,000 gallons or more, or any other equipment or process which exhausts into the atmosphere. If lubrication and/or oil changes are to be performed, the site plan shall indicate the method of elimination of waste oil in accordance with the Water Resources Administration requirements.
- 6. Compliance with the requirements of the Department of Permits and Licenses regarding the issuance, whether present or future, of occupancy permits.
- 7. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

ORDER REC

C UNITY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

N. sholas B. Commodari

Bureau of Department of Bureau of Fire Prevention

Bealth Department Project Planning Building Department Board of Education

Industrial

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1981

Baltimore County

Robert J. Romadka, Esquire John Gontrum, Esquire 809 Eastern Boulevard Baltimore, Maryland 21221

RE: Item No. 120 Petitioner - William Lukens Special Hearing Petition

Dear Messrs. Romadka and Contrum:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriate. ass of the zoning action requested, but to assure that all parties are made awars of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of

the requested zoning. Because of your client's proposal to prove that the existing service garage operation on the subject property is nonconforming, this hearing is required. In addition to the existing service garage operation, which appears to be operated by the Atlantic Tire Company, the site is also utilized for the storage of portable bathroom facilities.

The site plan must be revised to incorporate the enclosed comments from the State Fighway Administration and, and curb stops must be provided along the parking, adjacent to the southerly property line. For information on the comments of the Department of Permits and Licenses,

you may contact Mr. Ted Burnham at 494-3987. Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that the date of the enclosed certificate and a hearing scheduled accordingly.

NICHOLAS B. COMMODARI. Chairman Zoning Plans Advisory Committee

NBC:bsc Enclosures

cc: Frank S. Lee 1277 Neighbors Avenue Baltimore, Md. 21237

BALTIMORE COUNTY ADVISORY COMMITTEE

was used by subsequent tenants for service garage work. In spite of the fact that

the square footage for each tenant changed after the petitioner's purchase, it is con-

ended that the service garage operation was continued by two of the tenants, to wit,

nternizional Tire (4,234 square feet) and Spot-A-Pot (3,712 square feet). It is not

previously used by Noble Trucking Company (4,966 square feet), which was later used

park by Spot-A-Pot to repair their trucks and by International Tire for their retail

usin . Assuming for sake of argument that repairs made to the trucks used by

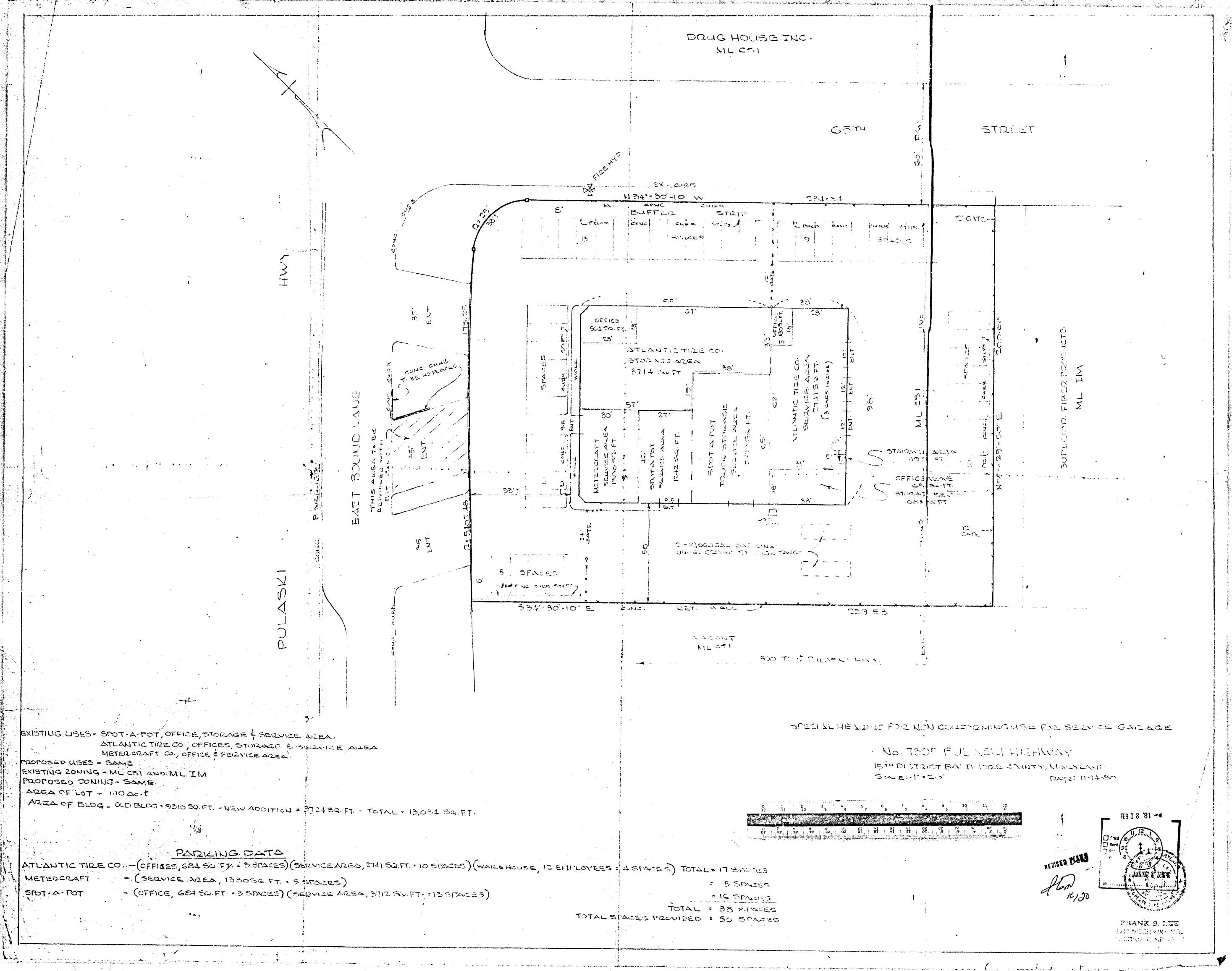
Spot-A-Pot in their business operation constitute a service garage, the total area

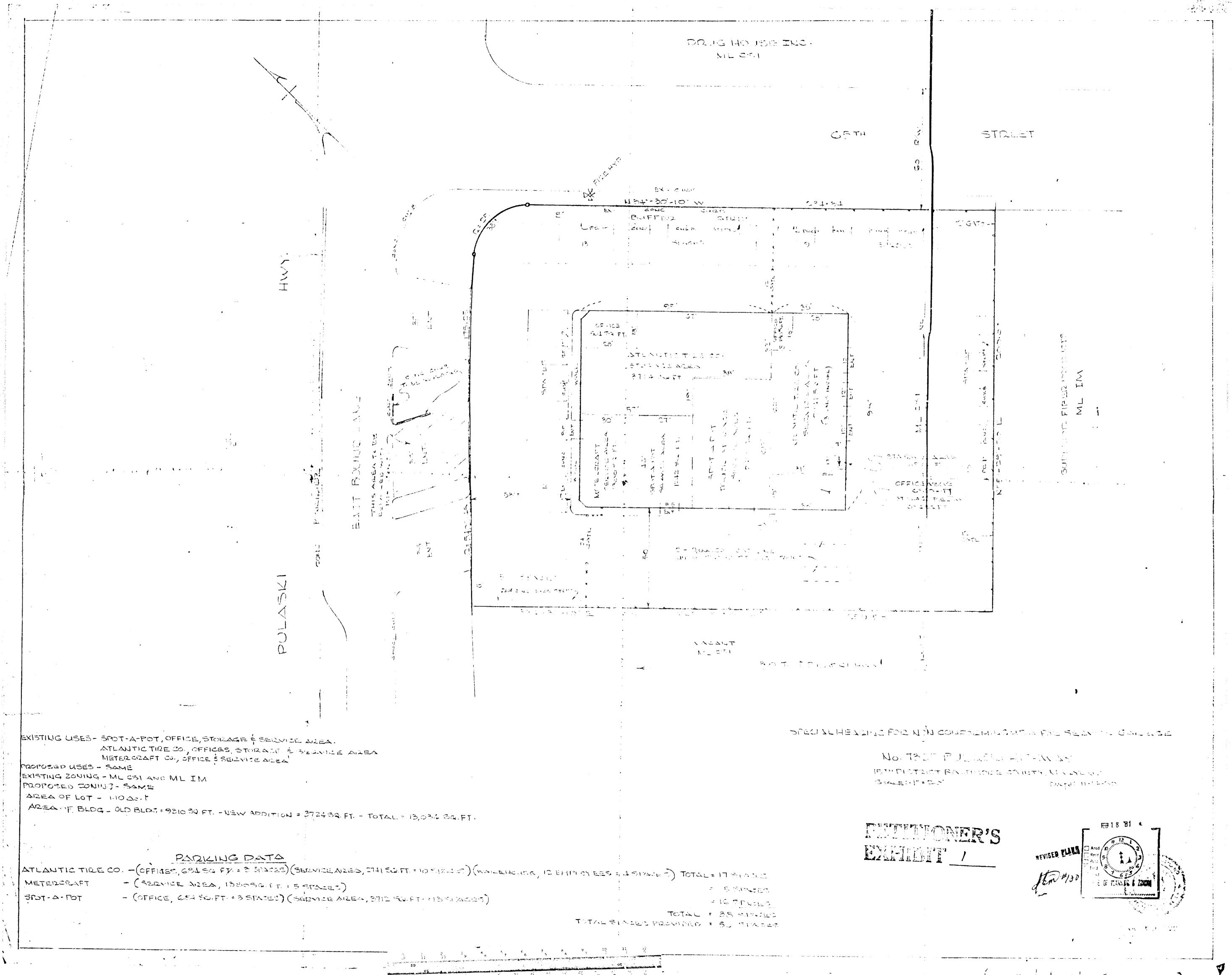
- 2 -

contended that the total areas leased (7,946 square feet) were used, but only the area

PETITION AND SITE PLAN

EVALUATION COMMENTS





ាស្ត្រីស្ត្រាស់ ស្ត្រស្នាក់ស្តីស្តេច ស្ត្រីស្ត្រ ស្ត្រស្នាក់ស្តេច ស្ត្រីស្ត្រី ស្ត្រី **១ភព ទូមណៈ ០៣ ស្នេច ស្ត្រីដឹ**ង

. They broke with the literal less the Department, it will be not in the 180 Control of the one requires a print spraying populars and or record ; equipment or process which exhausts into the atmosphere. If lubrical company or oil charges are to be restormed. And/or oil changes are to be performed, the site plan shall indicate the sethed of elimination of waste oil in apportance with the estar-Resources Administration requirements. 6. Compliance with the requirements of the legarizant of larries and

. The same of the process of carried ty or the layer overents to the extert-

The strategies of the contract of the particles of the strategies of the strategies

Compliance with the requirements of the legarizant of lattice of Licenses regarding the leadance, whether present or future, of contractor permits.

J. A revised site plan, incorporating the restrictions set forth above, thall be similted for approval by the Nayland Tepartment of Transportation, the Department of Public Serks, and too Office of Planting and Loning.

EXETIUG USES - SPOT-A-POT, OFFICE, STOLAGE FOR SUCH STOLAGE ATLANTIC TIME OF CHAINER OF THE CONTRACT OF TH METER CHAFT CO, OFFICE FOR SERVICE STORES

PROPOSILIUSES - SAME . EXISTING ZONING - ML COLL VILL BY

PROPOSED CONING - SAME

ACEA OF LOT - HO DOLT

ACTA OF BLOG - OLD BLOW : 9210 TO FT - NEW WOLF 13 : 1 . T. F.

ATLANTIC TIRE CO.

METERACIANT

507-A-707

the state of the s

MICROFILMED

The had constraint der minil not be expanded copyond that permitted to the expanded copyond that permitted to the indicate country forting segulations (1775). 2) Alenderment or discontinuance for a period of one year or sore shall terrinate the sonconforming use. 3. Image by fire or other curualty of the improvements to the extent-torminate the more orderpine use. A. Despitance with the State fields legarteens, Sivision of Air follows: esseline storage tanks of 5,500 rallone or more, or any other. and or nil canges are to be performed, the site plan shall indicate ? the method of elimination of waste oil in accordance with the later-Rossurces Administration requirements. 6. Compliance with the requirements of the Department of Fermits and Licenses regarding the Leguande, whether present or future, of becomesy permits. To be restrict the plan, licorporating the restrictions set forth above, will be absolited for approval by the far tand brackent of Transportation, the legactment of bublic Vorks, and the Office of Flank wand Coming. EXECTING USES - SMT-A-POT, OFFICE, STUMARE & SEQUICIONIZZA. ATLANTIC THE TO , OFFICIAL STONE ALL & TOWN TO A

PARKING DATA
STRANTIC TIES CO. - (CFRONT) ONL . FILE? TO THE (THE MEDICAL DESIGNATION OF THE PARKET OF THE TOTAL OF THE PARKET O MATERIALISM - CONNER MEN, 18 - CONTRA

POSITION WITER - FLANCE

PROPOSED TONIUS - BANK

AREA OF LOT - HODGET

PROPERTIES SONING - ME IST WAS THE ITA

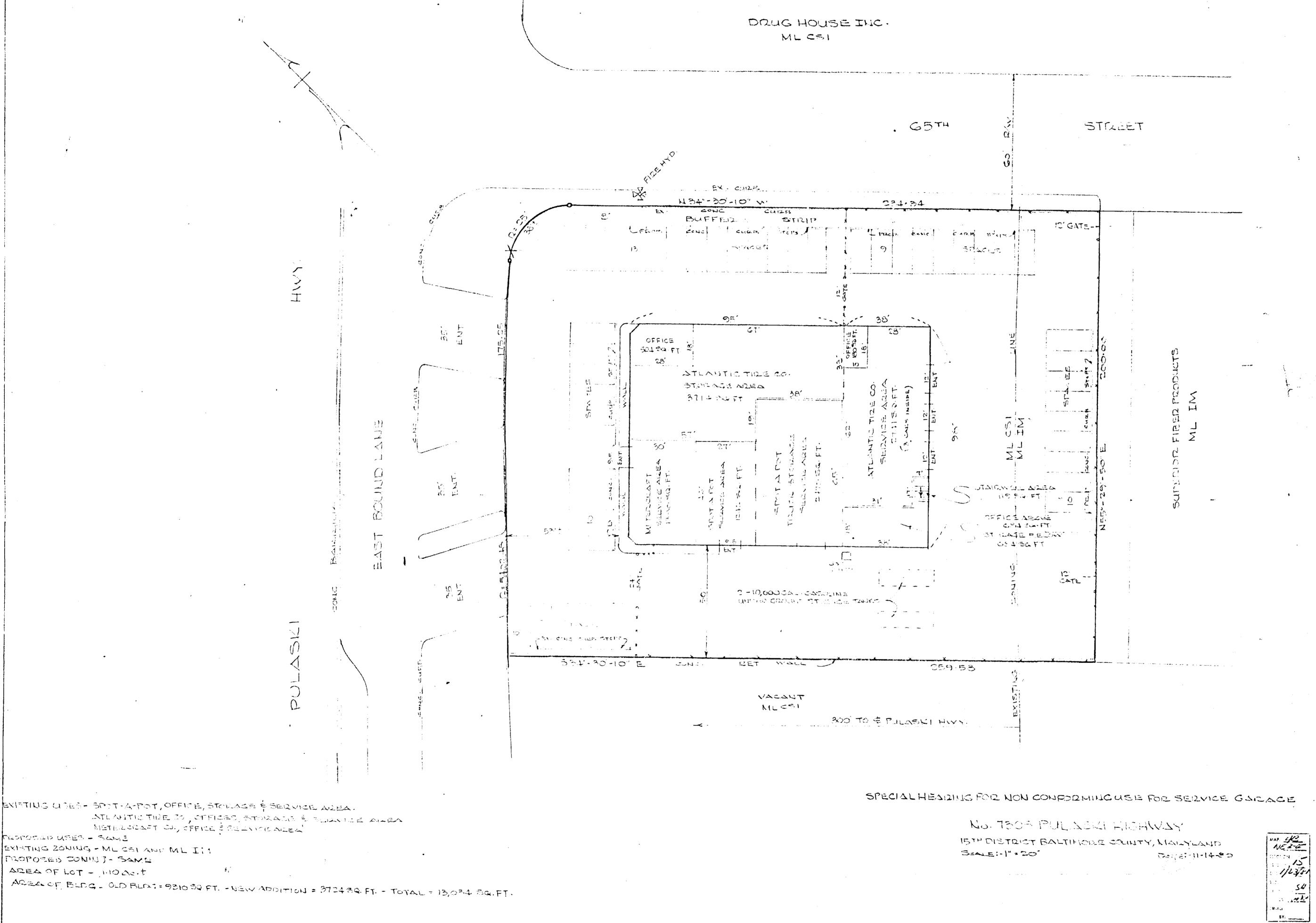
- Creary of the contract of the same for the same

METERS SECONT CO., CERME & CLEANING ALEX

ACE LOF BLOG - OLD BLOG = 9310 SC.FT. - NEW ADDITION = 37 14 32 FT - TOTAL 113,004 DO FT.

The second secon

The contract of the state of the contract of the state of the state of the state of



PARILING DATA ATLANTIC TIME CO. - (OFFIGER, GOLGE FT = > STATES) (SERVICIEAIREA, CTAI SCIFT - 10 STACES) (WARRENCUSE, IN EMPLOYEES = 4 STATES) TOTAL = 17 STACES

- (SCHOOLER ALLEA, 13 MOSG. FT. : 5 STACET) METERICALAST דמק- ב- דמק

- (STRICE, GRASUET = 3 STACES) (SECURCE AREA, 3712 STUFT - = 13 STACES)

= 16 SP4=ES TOTAL : 38 ENAMES

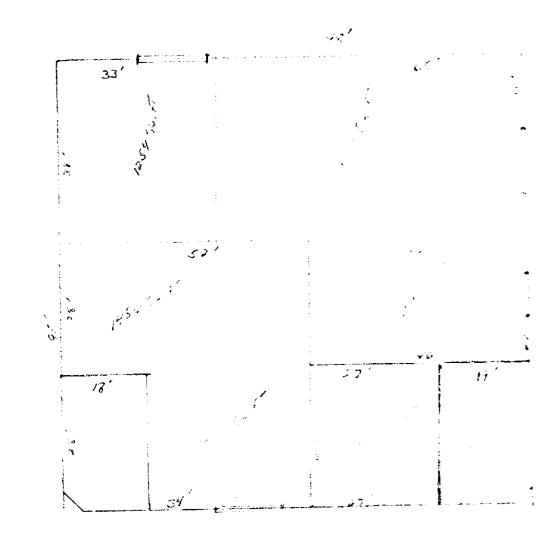
= 5 STACES

TOTAL SPACES PROVIDED + 50 BPACES

Andien (1075

UST PROF TO BE

FEITHONER'S EXHIBIT 2



PULLERI HIGHWAY

1131 12.4 TO Radition

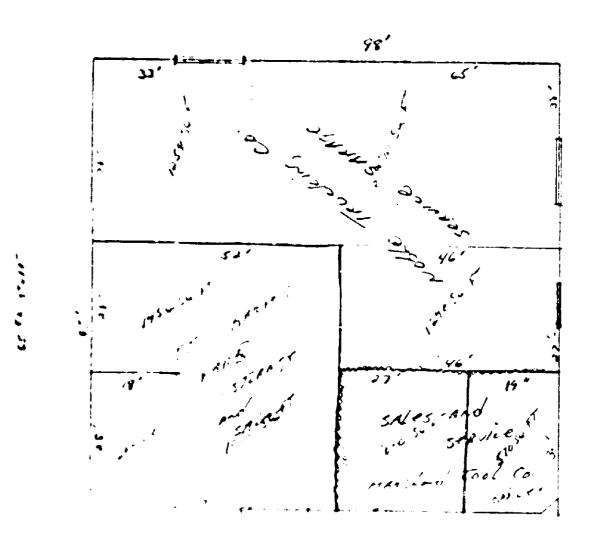
and the second

The state of the s

USE PRIOR TO AddITION

PRE- 1976 PURCLOSE SU PETITIONES

EMFIEIT 3



PLACER NISHWAY

- 1. The subject property is located on the southwest corner of Pulaski Highway and 65th Street, contains 1.10 acres of land with an improvement comprising '3,034 square feet, and is zoned both M.L.-C.S-1 and M.L.-I.M., all as indicated on the revised site plan prepared by Frank S. Lee, dated November 14, 1980, and marked Petitioner's Exhibit 1. The portion of the subject site existing in the M.L.-I.M. area is presently used for ten parting spaces.
- 2. At the time the petitioner acquired the property in 197', the improvement that existed thereon contained 9.310 square feet and was being used by Maryland Tool Company (1,320 square feet), Noble Trucking Company (4,966 square feet), and ITT Harper (2,980 square feet), as indicated on Petitioner's Exhibit 3.
- 3. Since 1976, the tenants, as well as the square footage utilized by each, have changed so that International Tire utilized 4,234 square feet, Spot-A-Pot utilized 3,712 square feet, and Metercraft (successor of Maryland Tool Company) utilized 1,320 square feet (Petitioner's Exhibit
- 4. Petitioner's Exhibit 1 indicates the present tenants are Metercraft (1,380 square feet), Spot-A-Pot (4,515 square feet), and Atlantic Tire Company (7,139 square feet), successor of International Tire.
- 5. Testimony by Mrs. Mary Macciucci, immediate predecessor in title to Mr. Sadler (Maryland Tool Company), as well as her daughter, Mrs. Ann Posterlie, indicated that the property was owned by Mrs. Macciucci from the early 1950's until its sale to Mr. Sadler in 1968 and was used during that period as a service garage in the then existing improvement containing 9,310 square feet. Petitioner's Exhibit 5, dated August, 1958, shows both of these witnesses, as they appeared at that time, standing in front of the subject improvement. Other witnesses appearing on behalf of the petitioner testified to the interior alterations made to the existing improvement to provide the subsequent tenants of Mr. Sadler with the square footage required by each business.
- 6. Testimony further disclosed that Noble Trucking Company and ITT Harper both continued the service garage operation in conjunction with the servicing of trucks for Noble customers and by ITT Harper for their own trucks. The actual square footage used by each for the service garage operations is not known, but did not exceed a total of 4,966 square feet. As tenants changed, some repair work was performed by the terants as required maintenance for their own vehicles or, in the case of International Tire (now Atlantic Tire Company), for some retail customers as part of their total operation as a retail distribution center. The work performed by International Tire required the installation of lifts, a crane for lifting truck bodies, and alignment equipment. Both testimony and Petitioner's Exhibit 1 indicated that International Tire became a tenant about the same time as the transfer of title to the petitioner in 1976 and that they were the predecessor of Atlantic Tire Company as to 4,234 square feet, as well as a new tenant for the additional required space of 2,905 square feet. The service garage operation for Spot-A-Pot consisted of changing oil, lubrication, and minor repairs to their own vehicles.

Comments on Item #120, Zoning Advisory Committee Meeting, December 23, 1980, are as follows:

This office has reviewed the subject petition and offers the following comments. These comments

are not intended to indicate the appropriateness of the zoning in question, but are to assure that

all parties are made aware of plans or problems with regard to development plans that may have a

This plan has been reviewed and there are no site-planning factors requiring comment.

February 2, 1981

Very truly yours,

John L. Wimbley

Current Planning and Development



HARRY J. PISTEL, P. E. DIRECTOR

January 29, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #120 (1980-1981) Property Owner: William Lukens S/W corner Pulaski Highway & 65th Street Acres: 1.10 Acres District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

This property comprises Lots 1 and 2 of "Pulaski Acres", recorded J.W.B. 14,

65th Street is constructed as a 36-foot closed section roadway on the 50-foot right-of-way shown on the aforesaid Record Plat, (also see Drawing #53-2810, File 5).

Baltimore County highway and utility improvements are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 120 (1980-1931).

Bureau of Public Services

RAM: EAM: FWR: 55

J-SE Key Sheet 5 & 6 NE 17 Pos. Sheets NE 2 E Topo 96 Tax Map



M. S. Caltrider

January 2, 1981

Mr. William Hammond Zoning Commissioner County Office Bldg. Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting, December 23, 1980 ITEM: #120 Property Owner: William Lukens Location: SW/Corner Pulaski Highway, Route 40-E & 65th St. Existing Zoning: ML-CSI & ML-IM Proposed Zoning: Special Hearing to approve a non-conforming use of a service garage for 7305 Pulaski Highway. Acres: 1.10 Acres District: 15th

Dear Mr. Hammond:

On review of the plan submitted and field inspection, the State Highway Administration requests that the plan be revised.

Due to the deteriorated condition of the concrete curb and entrance surface the central point of access, repairs or replacement must be made.

It is requested that the plan be revised prior to a hearing date. I am sending a sketch to show the areas of improvement needed.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Parmits

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimblev

My teleghane number is (301) 383-4320

P.D. Bas 717 / 300 West Preston Street, Bultimore, Maryland 21203

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

January 21, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. name ond:

Comments on Item #120, Zoning Advisory Committee Meeting of December 23, 1980, are as follows:

Property Owner: Location: Existing Zoning:

Proposed Zoning:

William Lukens SW/Corner Pulaski Highway & 65th Street ML-CS1 & ML-IM Special Hearing to approve a non-conforming use of a service garage for 7305 Pulaski Highway

Acres: District: 15th

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

> tom , Ian J. Forrest, Director BUREAU OF ANVIRONMENTAL SERVICES

Very truly yours.

IJF/mw

BALTIMORE COUNTY
HIRE DEPARTMENT
TOWSON MARKEAND 21204 Nebi> 825-7310 PAUL H REINCHE Mr. William Hammond Coming Coumissioner Office of Planning and Joning Paltimore County Difico Building Towson, Hazyland 21204 Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee RE: Property Owner: Soning Agenda: 1 18521 02 200. 70, 1920 Item No.: Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. ()]. Fire hydrants for the referenced property are required and shall be

located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

Fire Prevention Code prior to occupancy or beginning of operation.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Fire Prevention Bureau

Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TO VSON MARYLAND 21204
494-3610 TED ZWLESKI, JR. DIRECTOR

January 22, 1981

SPACET

A District Control of the Control of

, Ex. coug cuer stere

334-30-10" E

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Itaa #120 Zening Envisory Committee Meeting, December 23, 1980

Property Owner: William Lukens
Location: S/W corner Pulaski Highway & 65th Street
Existing Zoning: ML-CSI & ML-IM Proposed Zoning: Specail Hearing to approve a non conforming use of a service garage for 7305 Pulaski Highway.

District: 15th

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Angineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 6" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Building Code, Section/s ____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

Before this office can comment on the above structure, please have the owner, thru the services of Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can caply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments - It is assumed the structure and its occupancies are legally entitled

to occupy this structure thru past permits, etc. Section 119.3 should be effective in this type of hearing. It is assumed this is not a service garage which performs full motor repairs but is limited to tires, batteries NOTE. These comments reflect only on the information provided by the drawing and accessories.

Submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired additional information may be obtained by whether the state of the

If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Are., Truson.

ORDEF DATE BY

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

Mr. William Hammond, Zoning Commissioner

Property Owner: William Lukens

Location: SW/corner Pulaski Highway and 65th Street

NORMAN E. GERBER DIRECTOR

Zoning Advisory Committee

Towson, Maryland 21204

Dear Mr. Hammond:

Office of Planning and Zoning

Acres: 1.10 acres

District: 15th

bearing on this petition.

Baltimore County Office Building

344

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: December 23, 1980

RE: Item No: 116, 117, 118, 119, 120, 121 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond February 3, 1981 Zoning Commissioner Norman E. Gerber, Director FROM Office of Planning and Zoning

Petition No. 81-157-SPH Item 120

Petition for Special Hearing Southwest corner of Pulaski Highway and 65th Street Patitioner- William Lukens

Fifteenth District

HEARING: Tuesday, February 24, 1981 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner February 3, 1981 Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Petition No. 81-157-SPH Item 120

Petition for Special Hearing Southwest corner of Pulaski Highway and 65th Street Petitioner- William Lukens

Fifteenth District

HEARING: Tuesday, February 24, 1931 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:05

January 27, 1981

Robert J. Romadka, Esquire 809 Eastern Boulevard Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Special Hearing - SW/C of Pulaski Highway and 65th Street - William Lukens Case No. 81-157-SPH

___10:30_A.M.

Tuesday, February 24, 1981

PLACE: ROCM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

TOWSON, MARYIAND

BAIMIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON MARYLAND 21204
494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

Robert J. Romadka, Esquire 809 Bastern Bonlevard Baltimore, Maryland 21221

RE: Petition for Special Hearing SM/C of Pulaski Hwy 4 65th St. William Lukens Case No. 81-157-SPH

Dear Mr. Romadka:

This is to advise you that ______ \$58.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

THE AND THE PROPERTY OF THE PR

Zoning Commissioner

February 9, 1981

WEH:sj

ASSOCIATES CHARLES E. FOOS, III JOHN R. GONTAUM ALFRED M. WALPERT

William Hammond, Zoning Commissioner

ROBERT J. ROMADKA ATTORNEY AT LAW BOY EASTERN BOULEVARD (GENMANIA FEDERAL MUNCINO) ESSEX, MANYLAND 21221 December 15, 1980 686-8274 T

RE: Non-Conforming Use 7305 Pulaski Highway Stem 210. 1:16

Dear Mr. Hammond:

County Office Building

Towson, Maryland 21204

Room 109

We have filed our Petition for Special Hearing to establish a non-conforming use with reference to the property owned by Mr. William Lukens located at 7305 Pulaski Highway.

Mr. Lukens, the legal owner, is in Florida at this time and plans to be there for several weeks. He plans, however, to be in town during the week of January 9 to 14th, 1981. It would be greatly appreciated if the hearing in this matter could be set for sometime during that period.

Any courtesy which you could give us in this matter would be greatly appreciated.

> Very truly yours, John B. Gontrum

JBG/jc

cc: Mr. William Lukens Mr. Nicholas Commadari

CHAR.45 & FOUR 10 JOHR B GONTHON A FRED M WALFERT

ROBERT J. RUMADKA ATTORNEY AT LAW BOS EASTERN BOULEVARD ESSER MARKETNO 21221 December 15, 1980



William Purroud, Zoning Commissioner

RE: Non-Conforming Use 7305 Pulaski Highway Win no. 190

Dear Mr. Hammond:

County Office Building

Towson, Maryland 21204

Hoem 109

We have filed our Petition for Special Hearing to establish a non-conforming use with reference to the property owned by Mr. William Lukens located at 7305 Pulaski Highway.

Mr. Lukens, the legal owner, is in Florida at this time and plans to be there for several weeks. He plans, however, to be in town during the week of January 9 to 14th, 1981. It would be greatly appreciated if the hearing in this matter could be set for sometime during that period.

Any courtesy which you could give us in this matter would be greatly appreciated.

Very truly yours, John B. Gontrum

JBG/jc

cc: Mr. William Lukens Mr. Nicholas Commadari Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor 1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

December 4, 1980

No. 7305 Pulaski Highway 15th District Baltimore County, Maryland

Beginning for the same at the southwest corner of Fulaski Highway and 65th Street, and thence running and binding on the southeast side of Pulaski Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as follows: - South 34 degrees 30 minutes 10 seconds East 259.58 feet and North 55 degrees 29 minutes 50 seconds East 200 feet to the south west side of 65th Street, and hence running and binking on the southwest side of 65th Street North 34 degrees 30 minutes 10 seconds West 234.34 feet to the place of beginning.

Containing 1.10 acres of land more or less.



LOCATION: PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, EXISTING BITUMINOUS PAY PORTION OF CONC. CUEBS TO BE RISED TO ME WHEL BUDG. EXISTING ONE STORY BUILDING Mr. Willaim E. Hammond August 19, 1981 Page 2 ITT Harper plus the eastern rear of the building including the 1254 square foot section and a third of the 2470 square foot section. They occupied, therefore, the entire eastern half of USE PRIOR TO AddITION the building. Spot-a-Pot used the western side of the building formerly used by Noble Trucking for service areas on its trucks. After the addition was built in 1978, less space was used for service garage purposes. Atlantic Tire Company replaced International Tire Company. The nature of the operation as retail and distribution center continued. Work was done on trucks in the rear of the building. The addition, however, permitted more space to be utilized for storage and office space. The total area now devoted to service garage use is 5211 square feet. The old structure now contains only 2470 square feet used as a service garage area. Only trucks used by Spota-Pot are serviced in this area. The addition, the new rear portion of the building, is primarily used by Atlantic Tire Company as a service garage area. These various uses Tire Company as a service garage area. These various uses are depicted on the site plan introduced as an exhibit at the hearing. Warehouse storage was expanded by 3394 square Prior to occupation of the building by Noble Trucking, ITT Harper and Maryland Tool, the entire structure was used as a service garage for servicing trucks and cars. Motor fuel was also sold. If there is any further clarification which I can provide, please let me know. I believe that all of the above statements were supported by the witness. Very truly yours, John B. Gontrum JBG:kl

PETITION FOR SPECIAL HEARING

15th District

ZONING: Petition for Special Hearing

Southwest corner of Pulaski Highway and 65th Street

DATE & TIME: Tuesday, February 24, 1981 at 10:30 A.M.

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a nonconforming use of a service garage

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department

Hearing Date: Tucsday, February 24, 1981 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

ROBERT J. ROMADKA ATTORNEY AT LAW BD9 EASTERN BOULEVARD (GEPSINIA FEDERAL BUILDING) ESSEX, MAP LAND 21221

CHARLES E. FOOS, III JOHN B. GONTRUM ALFRED M. WALPERT

August 19, 1981



Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

81-157-BPH

RE: William Lukens
Special Hearing Petition Item No. 120

Dear Commissioner Hammond:

Per our conversation I have enclosed a copy of a modified site plan which I have attempted to draw to scale. The drawing depicts the building and the various uses which occupied it prior to the addition built in 1978.

In 1976 when Mr. Lukens purchased the building from Mr. Sadler, the building was occupied by Noble Trucking Company, ITT Harper and Maryland Tool. ITT Harper was a retail outlet and distribution center for tools. It occupied the corner of the building closest to Pulaski Highway and 65th Street for its retail operation and storage relative to its distribution.

Maryland Tool was operated by the then owner of the building, Mr. Sadler, and was a metal heating -treating plant. It occupied the spot now used by Metercraft (also a manufacturer) in the northwest corner of the building. Metercraft replaced Maryland Tool when Mr. Lukens purchased the building. Their business is the manufacturing of certain meters used in deep sea diving.

Noble Trucking utilized the rear and western side of the building to work on and service trucks. This area of 4966 square feet was devoted to service garage use. Several bays or truck entrances to the building are indicated on the enclosed plan.

After Mr. Lukens purchased the building, the configuration of the businesses changed somewhat. International Tire and Mr. Lukens' Spot-a-Pot business replaced ITT Harper and Noble Trucking. The same 4966 formerly occupied by Noble Trucking was still used, however, by International Tire and by Spot-a-Pot to service trucks and equipment.

International Tire occupied the area formerly used by

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 15 Date of Posting 2/8/8/
Posted for: Italy for melyal Hearing
Posted for: Destrict for Brillian Denning Petitioner: Destrict for Brillian Denning
Petitioner: 20 Man - Chlipp Location of property: Control of Carlo Chlipp And
Ash i
Location of Signs: 61 1200 Mercellion of Julaski &
Location of Signs: fracing internetional Pulartie to
Remarks
Posted by Gelan Callenan Date of return: 3/13/9/
Signature
Number of Signs:

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet **FUNCTION** date by date by date by date by Descriptions checked and outline plotted on map Petition number added to outline Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: DI Change in outline or description___Yes

Previous case: Now

Map #_____

I have this date passed my Order in the above referenced in accordance Very truly yours,

SW/corner of Pulaski Highway and 65th Street - 15th Election District

Williams Lukens - Petitloner NO. 81-157-SPH (Item No. 120)

RE: Petition for Special Hearing

WILLIAM E. HAMMOND Zoning Commissioner

October 9, 1981

Robert J. Romadka, Esquire

Baltimore, Maryland 21221

809 Lastern Boulevard

Dear Mr. Romadka:

with the attached.

Attachments

WEH/srl

cc: John W. Hessian, III, Esquire People's Counsel

Pulmski Highwar

cc: Mr. William Lukens

Petition For **Special Hearing** Zoning: Petition for Special Hearing Location: Southwest corner of Pulaski Highway and 65th Street Date & Time: Tuesday

February 24, 1981 at 10:30 A.M.
Public Hearing: Room
County Office 106. County Office
Building, 111 W.
Chesapeake Avenue,
Towson, Maryland.
The Zoning

The missioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public

hearing:
Petition for Special
Hearing under Section
500.7 of the Baltimore
County Zoning
Regulations, to determine
whether or not the Zoning Commissioner and/or Zoning Deputy Zoning Commissioner should approve a non-conforming use of a service garage All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same at the southwest corner of Pulaski Highway and 65th and binding on the southeast side of Pulask Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as for two lines of division as follows: - South 34 degrees 30 minutes 10 seconds East 259.58 feet and North 55 degrees 20 minutes 50 seconds East 200 feet to the south west side of 65th street, and hence running and binding on the southwest side of 65th street North 34 degrees 30 minutes 10 seconds west 234.34 feet to the place of

beginning.
Containing 1.10 acres o land more or less.

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department. Hearing Date:

Tuesday, Feb. 24, 1981
AT 10:30 A.M.

Public Hearing: Room
106, County Office
Building, 111 W.
Chesapeake avenue. Towson, Maryland. BY ORDER OF

Qe Essex Times Tel. 5 1981

a enderta d'antische discourat at la mechanisme à descriptions descriptions de la faction description de description de la faction de description de la faction de description de la faction de la fac

This is to Certify, That the annexed

was inserted in the Essex Times, a newspaper printed and published in Baltimore County, once in successive Jul weeks before the ____ day of Del _,19 8/

Publisher.

PETITIC'S FOR SPECIAL HEARING 15th DISTRICT

ZONING: Petitien for Special Hear-

LOCATION: Southwest corner of Pulsaki Highway and 65th Street
DATE & TIME: Tuesday, February
24, 1981 at 10:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeuka Avenue, Torson,
Maryland,

The Zoning Commissioner of Bai-timore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

satumore County, will hold a public hearing:
Petition for Special Hearing under Section 500.7 of the Esitimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming tree of the Estate of the

ing Commissioner should approve a non-conforming use of a service garage

All that parcel of land in the Fifteenth District of Baltimore County Beginning for the same at the southwest corner of Pulaski Highway and 55th Street, and thence running and Lindling on the southeast side of Pulaski Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as follows: South 34 degrees 30 minutes 10 seconds East 259.58 feet and North 55 degrees 29 minutes 50 seconds East 200 feet to the south west side of 65th Street, and thence runnin; and binding on the southwest side of 65th Street, and thence runnin; and binding on the southwest side of 65th Street North 34 degrees 30 minutes 10 seconds West 234.34 feet to the race of beginning. Containing 1.10 acres of land, more or less.

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department Hearing Date: Tuesday, February 24, 1981 at 10:30 A.M.

Public Hearing: Room 106, Count: Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of WILLIAM E. HAMMOND.

Zoning Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 5 19.81

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., which was a of one time _____ xnoxessiocxxxxxx before the ___2\th_____ day of ______ February ____, 1981 , the first publication appearing on the 5th day of February

THE JEFFERSONL'N.

Cost of Advertisement, \$______

PETITION FOR SPECIAL HEARING STRICT

ZONI: G: Petition for Special Hearing LOCATION: Southwest corner of LOCATION: Southwest corner of Pulaski Highway and 85th Street DATE & TiME: Tuesday, February 21, 1981 at 10: A.M.
PUBLIC HEARLIG: From 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-

The Zoning Commissioner of Bal-thnore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing un-der Section 500.7 of the Baltimore County Zoning Regulations, to de-termine whether or not the Zoning Commissioner and/or Deputy Zon-ing Commissioner should approve a ing Commissioner should approve in non-conforming use of a servi

ing Commissioner should approve a non-conforming use of a servi garage
All that parcel of land in the Fifteenth District of Talitimore County
Beginning for the same at the southwest corner of Pulaski Highway and 65th Street, and thence running and binding on the souther thide of Pulaski Highway by a line curving to the left with a radius of 6402.48 feet for a distance of 178.25 feet, thence leaving Pulaski Highway for two lines of division as follows: fouth 34 degrees 39 minutes 10 seconds East 259.58 feet and North 55 degrees 29 minutes 50 seconds East 200 feet to the southwest side of 65th Street, and thence running and binding at the southwest side of 65th Street, and thence running and binding at the southwest side of 65th Street North 34 degrees 30 minutes 10 seconds West 234.31 feet to the place of beginning. Containing 1.10 acres of land, more or less.

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department Ifearing Date: Toesday, February 24, 1941 at 10:30 A.M.

Public liearing: Room 106, County Office Building, 111 W. Chesapenke Avenue, Towson, Maryland, By Order Of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

သ င်

51

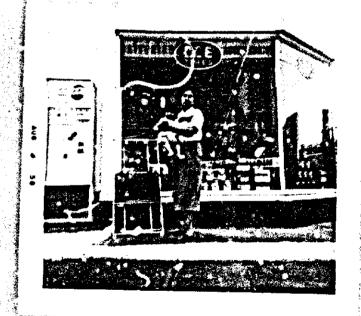
CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 19.81 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in the of_one_time_____memoratecorrects before the ___21th____ day of ______, 19.81_, the first publication appearing on the 5th ____day of ___February_____ 19_81

THE JEFFERSONIAN

22 -Cost of Advertisement, \$_____





			·		
ALTIMORE	COUNTY	OFFICE OF	PLANNING	&	ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this 15th day of December

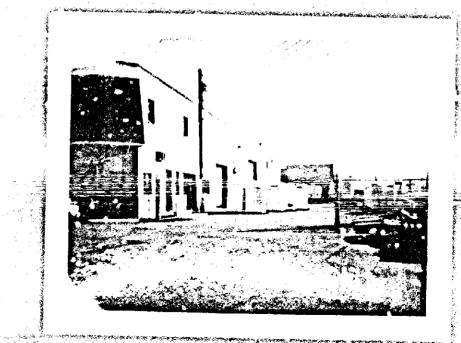
Filing Fce \$ 25.00 Other (Asseg order)

William E. Hamman, Zoning Commissioner Tem/20 Petitioner William Luklens Submitted by Robert Romadta Petitioner's Attorney Robert Romadka Reviewed by Diana THE

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

D တ

တ BALTIMORE OFFICE OF FIN 10



Em Petition For Special Hearing Zoning: Petition for Special Hearing Location: Southwest corner of Pulaski Highway and 65th Street Date & Time: Tuesday. February 24, 1981 at 10:30 A.M.
Public Hearing: Room
106. County Office
Building. 111 W.
Chesapeake Avenue.
Towson, Maryland.
The Zoning
Commissioner of Baltimore Commissioner of Baltimore
County, by authority of the
Zoning Act and
Regulations of Baltimore
County, will hold a public hearing for Special,
Petition for Special,
Hearing under Section
500.7 of the Baltimore
County Zoning County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Deputy Zoning Commissioner should approve a non-conforming use of a service garage
All that parcel of land in the Fifteenth District of Baltimore County
Beginning for the same at the southwest corner of Pulaski Highway and 65th street, and thence running and binding on the southeast side of Pulaski Highway by a line curving Highway by a line curving to the left with a radius of to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as follows: South 34 degrees 30° minutes 10° seconds
East 259.58 feet and North
55 degrees 29 minutes 50
seconds East 200 feet to
the south west side of 65th street, and hence running and binding on the southwest side of 55th street North 34 degrees 30 minutes 10 seconds west 234.34 feet to the place of beginning.
Containing 1.10 acres of land more or less. William Lukens, as shown on plat plan filed with the Zoning Department.
Hearing Date:
Tuesday, Feb. 24, 1981
AT 10:30 A.M. Public Hearing: Room
106, County Office
Building, 111
Chesapeake avenue. Towson, Maryland. BY ORDER OF THEM120 Petitioner William Luttens Petitioner's Attorney Robert Romas

Of F Essex, Md.,	7	7	at the annexe
was inserted in			
printed and publeach of	_		ounty, once in _ successive
weeks before th	e		day of
	0.	el	,19 8,
			Publisher.

PETITION FOR SPECIAL HEARING 15th DISTRICT CERTIFICATE OF PUBLICATION ZONING: Petition for Special Hear-

LOCATION: Southwest corner of Pulaski Highway and 65th Street DATE & TIME: Tuesday, February 24, 1981 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, TOWSON, MD., February 5, 19-81

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time ____ Markoskinex weeks before the ___2hth_____ day of ______ February ____, 1981 _, the first publication appearing on the 5th ____day of February 19.81

Manager.

THE JEFFERSONIAN,

Cost of Advertisement, \$_____

PETITION FOR SPECIAL MEARING INCH DISTRICT

ZONING: Petition for Special Hear-

ZONING: Petition for Special Hearing
LOCATION: Sonthwest corner of
Pulsaki Highwand 85th Street
DATE & TIME: 'a sday, February
24, 1981 at 10:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland,

The Zoning Commissioner of Bal throre County, by authority of the Zoning Act and Regulations of Paltimore County, will hold a public

Baltimore County, will hold a public hearing:
Petition 6. Special Hearing under Section 500.7 of the Enitimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoring Commissioner should approve non-conforming use of a service garage.

All that parcel of land in the Fifteenth District of Baltimore County
Beginning for the same at the southwest corner of Pulaski Highway and 65th Street, and thence runding and binding on the south-east side of Pulaski Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.26 feet, thence leaving Pulaski Highway for two lines of division as follows: Bouth 34 degrees 30 minutes 10 seconds East 259.58 feet and North 55 degrees 23 minutes 50 seconds East 200 feet '> the southwest side of 65th Street, and thence running and binding on the southwest side of 65th Street, and thence running and binding on the southwest side of 65th Street North 34 degrees 30 minutes 10 seconds West 234.34 feet to the place of beginning. Containing 1.10 acres of land, more or less.

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department Hearing Date: Tuesday, February 24, 1981 at 10:30 A.M.

Public Hearing: Room 106, Country Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, Ry Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner of Baltimore County garage
All that parcel of land in the Fif-

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5 , 19 81 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., The The Lack day of ______, 19.81_, the first publication appearing on the 5th day of February 19_81

THE JEFFERSONIAN.

Cost of Advertisement, \$_____





BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Filing Fee \$ 25.00

	Cash
	Other (money order)
	Din Edit
m120	William E. Hammond, Zoning Commis toner
oner William Lutters	Submitted by Robert Romadte
oner's Attorney Robert Roma	Tha Reviewed by Diana THEr
	acceptance of the Petition for assignment of a

The Zoning Commissioner of Pal-Emore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Baltimore County, will hold a public hearing:
Petition for Special Hearing under Section 500.7 of the Paltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use of a service garage

All that parcel of land in the Fif-

All that parcel of land in the Fifteenth District of Baltimore County
Beginning for the same at the southwest corner of Pulaski Highway and 65th Street, and thence running and hinding on the southeast side of Pulaski Highway by a line curving to the left with a radius of 5402.48 feet for a distance of 175.25 feet, thence leaving Pulaski Highway for two lines of division as follows: South 34 degrees 30 minutes 10 seconds East 259.58 feet and North 55 degrees 29 minutes 50 seconds East 200 feet to the south west side of 65th Street, and thence running and binding on the southwest side of 65th Street, and thence running and binding on the southwest side of 65th Street North 34 degrees 30 minutes 10 seconds West 234.34 feet to the place of beginning. Containing 1.10 acres of land, more or less.

Being the property of William Lukens, as shown on plat plan filed with the Zoning Department Hearing Date: Tuesday, February 24, 1981 at 16:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeske Avenue, Towson, Maryland.

By Order Of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

No. 0951	01-662	(0)	31-157-5PH	် (၁)	ATURE OF CASHIER
D NOIS	DATE January 27, 1981ACCOUNT	AMOUNT \$25.0) RECEIVED Robert J. Romading Flagget	13		VALIDATION OR SIGNATURE OF CASHIER

No. 09517	01-662	лиз 183 18 Саве 20 81-157-5PH
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	DATE Feb. 27, 1981 ACCOUNT	RECEIVED William Lukens FROM: Adv. & Posting for Case No. 81-157-5PH

